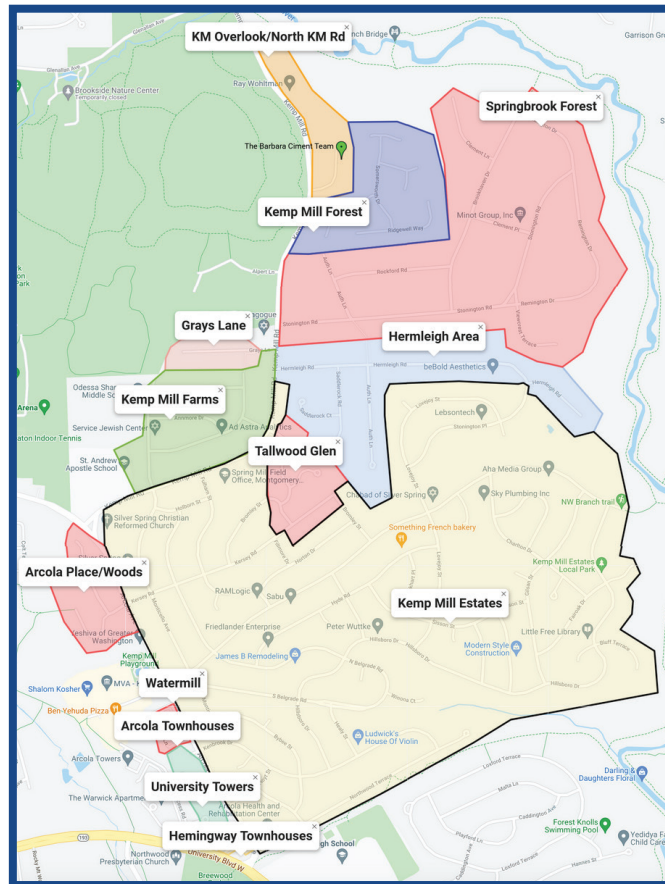


Guide to Kemp Mill Real Estate

www.KempMillGuide.com



Greater Kemp Mill Featured Areas

- KM/Arcola Place/Woods
- Kemp Mill Estates
- Kemp Mill Farms
- Kemp Mill Forest
- KM/Hemingway Court Townhouses
- KM/Hermleigh Area
- KM/Overlook
- North Kemp Mill Rd
- KM/Watermill Lane Townhouses
- KM/Arcola Townhouses
- Springbrook Forest
- KM/Tallwood Glen
- Grays Lane
- University Towers

Sponsored by **Barbara Ciment, Realtor®** & **Judi Shields, Realtor®**
Long & Foster Real Estate, Inc

301-346-9126

410-794-6479

barbara@CimentandShields.com

judi@CimentandShields.com

Guide to Greater Kemp Mill Real Estate Information and Resources

This Kemp Mill (KM) Guide has been developed to help prospective buyers and sellers understand the real estate diversity and sales in the "Greater Kemp Mill Area" and how to use the associated website www.KempMillGuide.com *Provides: Real-time Searches in "Featured" Areas*

Real Estate Perspective on Greater Kemp Mill Featured Areas

The Ciment and Shields Team has had a long and deep association with the Greater Kemp Mill Area having sold over 500 homes and an additional 100 condos. We have followed the development of parts of Greater Kemp Mill by different builders and individuals. In fact, we have advised several builders on what are the favorite features of many buyers in Kemp Mill.

Over the years we reported on sales within certain **Featured Areas - used in our Area/Style Reports**. Most KM Featured Areas are based on obvious distinct subdivisions but, some are sections of KM that had been built in various stages by different developers. We have found these area designations helpful in discussions with our buyers to inform their housing choices and sales decisions.

Greater Kemp Mill Featured Areas (See Map on Facing Page)

- **KM/Arcola Place/Woods** : ~68 homes south of Arcola Ave
- **Kemp Mill Estates** : ~1,280 homes, both sides of Lambertson Dr, bounded by Arcola Ave & KM Rd (mostly Greenberg & Kay)
- **Kemp Mill Farms** : ~110 homes: North and West of Kemp Mill Road (Multiple builders including, Manny Holtz, Seidel, ...)
- **Kemp Mill Forest** : ~110 Stanley Martin homes , including 15 Townhouses
- **KM/Hemingway Court Townhouses** : ~13 Units
- **KM/Hermleigh Area** : ~111 Homes on Hermleigh, Saddlerock Rd/Ct and Auth Lane
- **KM/Overlook** : 5 Design Tech Homes/ North Kemp Mill Rd : 10 homes, multiple builders
- **KM/Watermill Lane Townhouses** : ~30 Units, Organized as Stonington Woods HOA (Various Builders)
- **KM/Arcola Townhouses** : 6 units, Called Arcola Oaks by Builder Roderick Guthrie)
- **Springbrook Forest** : ~108 homes: Access through Stonington Rd/Viewcrest Ter. (Multiple builders and newer custom homes)
- **KM/Tallwood Glen** : ~50 Stanley Halle homes in the Yeatman Terrace/Court/Farm Area (Parts of Bromley / Kersey Streets)
- **Grays Lane** : An unpaved road opens to 8 residential home sites bordering Wheaton Regional Park, a wide range of custom homes
- **University Towers** : 1111/1121 University Blvd W: ~522 condo units

www.KempMillGuide.com

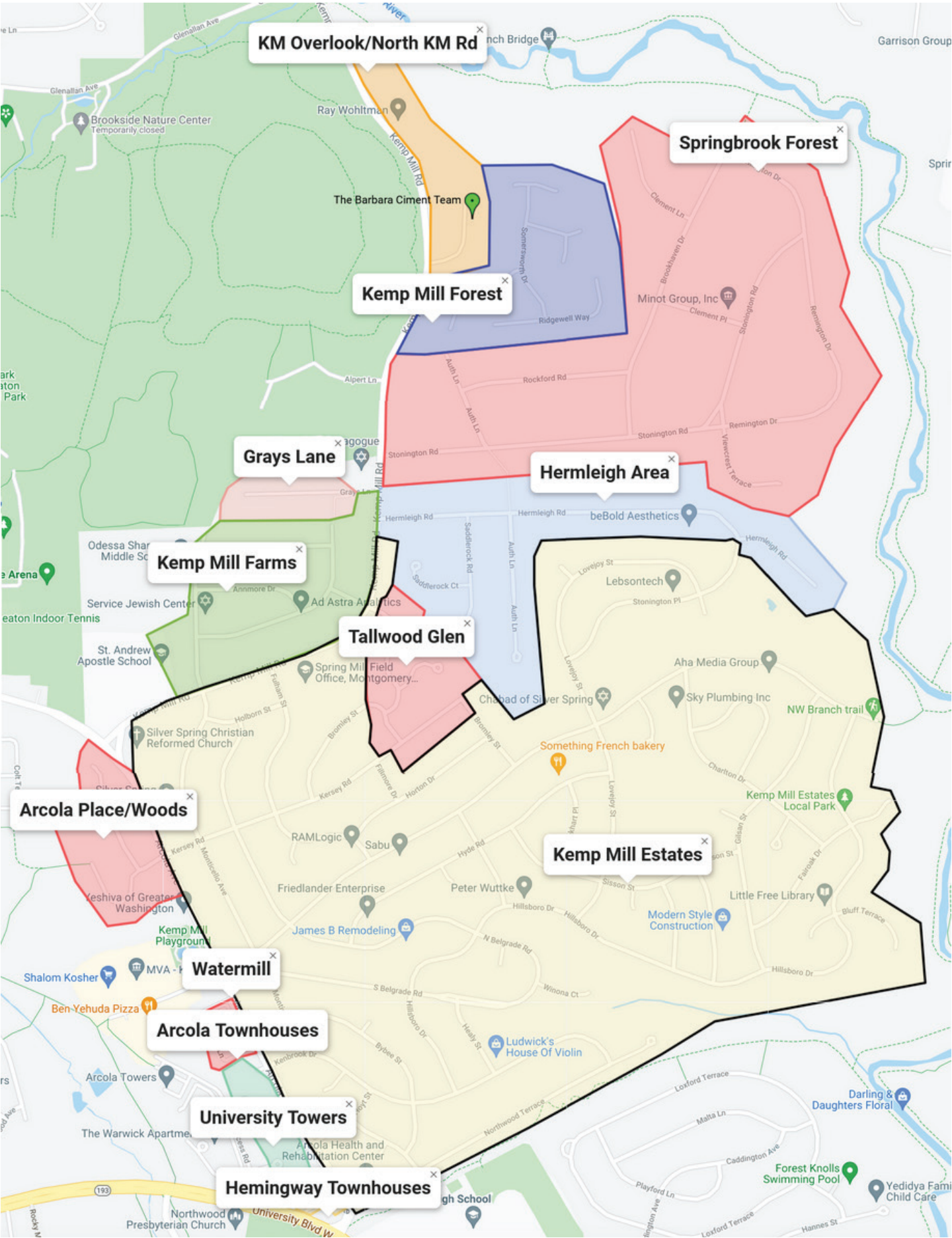
Website provides access to BrightMLS information on Active Listings and, hard to find, Recent Sales for the Above-Defined Featured Areas of Greater Kemp Mill.

All with One-Click Access to Real-time MLS Data, Visual Tours, Tax Data, ... No Login Required.

Online go to <https://www.kempmillguide.com/area-style-reports/> to See Area/Style Sales Reports for the Above-Defined Featured Areas of Greater Kemp Mill.

See Example on Page 4.

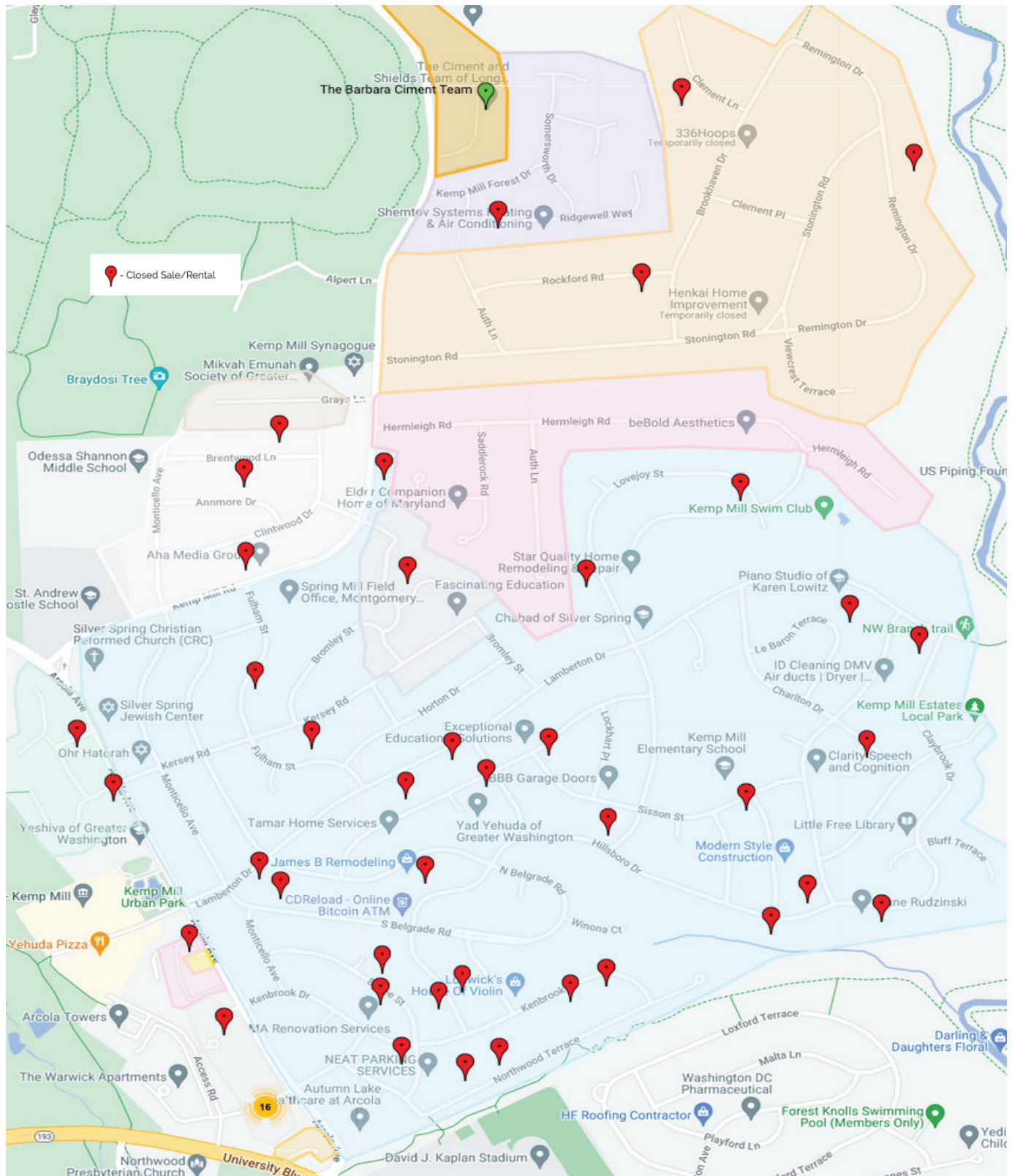
Kemp Mill Featured Areas



Greater KM Sales Full Year 2022

KM Featured Area	Style	# Homes	Average Price	Avg. DOM
Kemp Mill Estates ~1,280 homes on both sides of Lamberton Drive, bounded by Arcola Avenue and Kemp Mill Rd (mostly built by Greenberg & Kay)	Bedford Colonial	1	\$800,000	6
	Cape Cod	1	\$700,000	7
	Colonial	4	\$886,500	58
	Rambler	9	\$588,722	10
	Split Foyer	6	\$536,250	8
	Split Level	24	\$552,476	22
	Total	45	\$596,031	20
Kemp Mill Farms ~110 homes: North and West of Kemp Mill Road (multiple builders including, Manny Holtz, Seidel, ...)	Colonial	1	\$765,000	8
	Rambler	1	\$605,000	7
	Total	2	\$685,000	7
Kemp Mill Forest ~110 Stanley Martin homes, including 15 Townhouses	Colonial	2	\$905,500	7
KM/Arcola Place/Woods ~68 homes south of Arcola Ave	Colonial	1	\$655,000	56
KM/Arcola Townhouses (6 units) (Called Arcola Oaks by Builder Roderick Guthrie)	Townhouse	1	\$544,000	6
KM/Hermleigh Area ~111 Homes on Hermleigh, Saddlerock Rd/Ct and Auth Lane (Various builders and custom homes)	Rambler	1	\$775,000	6
KM/Tallwood Glen ~50 Stanley Halle homes in the Yeatman Terrace/Court/Farm Area (Parts of Bromley / Kersey Streets)	Colonial	1	\$949,000	15
KM/Watermill Townhouses ~30 Units (Stonington Woods Home Owners Association)(Various Builders)	Townhouse	2	\$532,586	6
Springbrook Forest ~108 homes: Access through Stonington Rd/(+15 homes in Viewcrest Ter - Legal Subdivision actually Kemp Mill Estates Ter.) (Multiple builders and newer custom homes)	Colonial	1	\$1,500,000	3
	Rambler	3	\$792,667	33
	Split Level	1	\$851,000	5
	Total	5	\$945,800	21
University Towers 1111/1121 University Blvd W: ~522 condo units	Condo 1BR	14	\$151,036	15
	Condo 2BR	10	\$167,635	10
	Condo 3BR	3	\$201,827	23
	Total	27	\$162,827	14

Example: Closed Sales Year-to-Date 1/1/23 to 11/3/23
Kemp Mill Sales by Featured Areas www.KempMillGuide.com



Guide to Greater Kemp Mill Real Estate Information & Resources

On the Kemp Mill (KM) Guide website www.KempMillGuide.com

you will find: **Current Listings and Recent Sales by Map of Area, ...
Area/Style Reports and More**

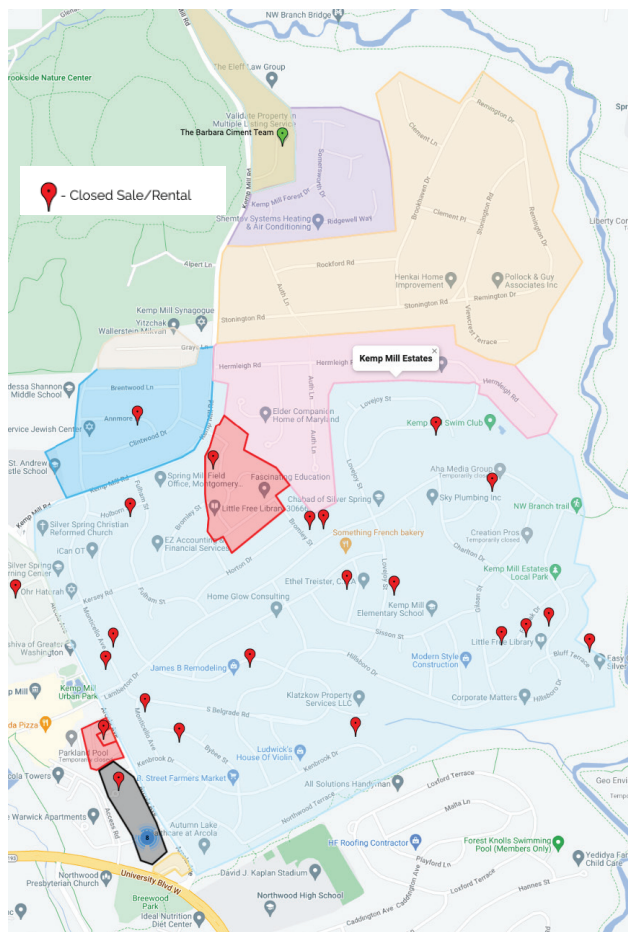
This Website Provides Access to Full MLS information on Active Listings and, hard to find, Recent Sales Based on these Greater Kemp Mill Featured Areas.

All with One-Click Access to Real-time MLS Data, Visual Tours, Tax Data, ...

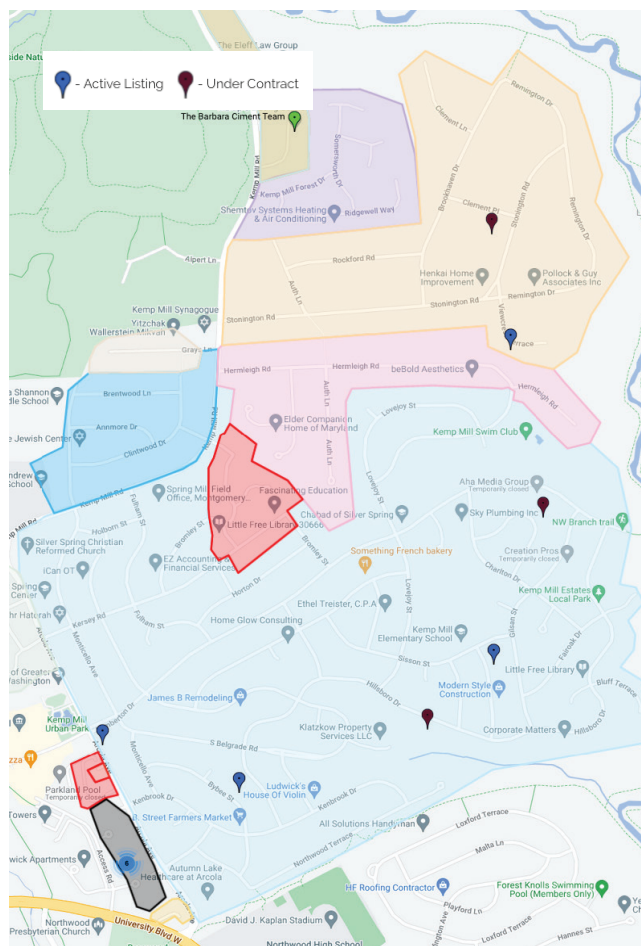
No Login Required On Website: click on property icon for details

Examples screenshots below

Greater Kemp Mill Sales Closed Sales Past 90 Days



Greater Kemp Mill Sales Active & Under Contract



Selected Links (On Website and in PDF Version)

Kemp Mill Shops, Services, Organizations and Nearby Amenities

- [Barbara Ciment, Realtor®](#)
- [Ben Yehuda Pizza](#)
- [Bright Star Nails](#)
- [Chabad of Silver Spring](#)
- [COSTCO Wholesale Wheaton](#)
- [CVS](#)
- [Holy Chow](#)
- [Judi Shields, Realtor®](#)
- [Kemp Mill Beer and Wine](#)
- [Kemp Mill Civic Association](#)
- [Kemp Mill Guide -PDF Download](#)
- [Kemp Mill Optical Center](#)
- [Kemp Mill Shopping Center](#)
- [Kemp Mill Synagogue](#)
- [Kemp Mill Urban Park](#)
- [Kemp Mill Village](#)
- [MD MVA KEMP MILL](#)
- [Nova Europa Restaurant](#)
- [Ohr HaTorah](#)
- [Saint Andrew Apostle Catholic Church](#)
- [Silver Spring Christian Reformed Church](#)
- [Silver Spring Jewish Center](#)
- [Truist Bank](#)
- [The Kosher Pastry Oven](#)
- [The Shalom Kosher Supermarket](#)
- [Westfield Wheaton](#)
- [What is Kemp Mill?](#)
- [Wheaton Library and Recreation Center](#)
- [Young Israel Shomrai Emunah](#)



- For Names of Recommended Mortgage Brokers, Home Inspectors, Settlement Attorneys, Contractors and other Real Estate Professionals,... or,

For A Free Market Analysis ... Contact

Barbara Ciment, Realtor®
301-346-9126

Judi Shields, Realtor®
410-794-6479

info@CimentandShields.com

Team Tel: 301-615-2943

Long & Foster Real Estate, Inc.
795 Rockville Pike
Rockville MD 20852





Barbara Ciment Judi Shields
Mel Davies Tamar Hammer Bracha Charner



Barbara Ciment Judi Shields
301-346-9126 410-794-6479

\$600 Million in Career Sales
Helped Over 500 Buyers/Renters
Over 1,000 Closed Sales Transactions

**We are happy to sponsor this Guide to Kemp Mill Real Estate to help
inform your housing decisions in the Greater Kemp Mill Area.**

Sincerely,

Barbara Ciment Judi Taragin Shields

The Ciment & Shields Team of Long & Foster

- Professional excellence in real estate transactions
- Experience and enthusiasm to help you
- Successful production in every market
- Real estate expertise to support your requirements
- Extensive professional contacts to solve problems

Contact Information

Team Tel: 301-615-2943

www.CimentandShields.com

Email: info@CimentandShields.com

Associate Broker, Realtor®

Long & Foster Real Estate, Inc
795 Rockville Pike
Rockville, MD 20852
(O) 301-424-0900



Copyright © 2023